

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION OF THE ATRIUM ON COMMONWEALTH ASSOCIATES, FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (TER. ED.) CHAPTER 121A AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, TO BE UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 109, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A.

A. The Hearing. A public hearing was held at 2:35 P.M. on May 28, 1981 in the offices of the Boston Redevelopment Authority (hereinafter called the "Authority"), at the New City Hall, Room 921, Boston, Massachusetts 02201, by the Authority on an Application dated May 21, 1981 (hereinafter called the "Application"), filed by Harold Brown and Petros A. Palandjian, on behalf of The Atrium on Commonwealth Associates for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended (hereinafter called the "Project"), due notice of said hearing having been given previously by publication on May 18, 1981 and May 25, 1981, in the Boston Herald-American, a daily newspaper of general circulation published in Boston, and mailing postage prepaid in accordance with Rule 4 of the Rules and Regulations of the Authority for securing approval of Chapter 121A projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Joseph J. Walsh, Clarence J. Jones, James K. Flaherty and William A. McDermott, Jr., were present at the hearing.

B. The Project. The proposed development area is located at 1079-1089 Commonwealth Avenue in Brighton. The site and buildings thereon is approximately 1.95 acres, bounded by Malvern Street, Garner Street, Commonwealth Avenue, a private way, and an existing three-story concrete and brick building. A full metes and bounds description can be found in the Application.

The Project consists of the partial interior demolition, renovation and rehabilitation of the site located at 1079-1089 Commonwealth Avenue. The exterior walls and interior structural beams will be retained but otherwise the interior of the building will be completely renovated and rehabilitated. A fifth

floor will be added. In addition, the Project will include 160 indoor parking spaces, a swimming pool, a renovated central atrium, and two squash or racketball courts in the basement.

All exterior walls will be refurbished, new windows will be installed, and recessed balconies will be constructed.

The new, renovated building will consist of approximately 358,868 sq.ft. over five floors and will provide 218 one- and two-bedroom apartments. The renovated building will be oriented around a new 18,588 sq.ft. atrium at the core of the building which will contain a swimming pool on the second floor. The first floor of the building will include commercial or office space, a restaurant, a parking garage, a residential lobby, and mechanical and other service areas. The Applicant expects to rent the restaurant area to an independent restaurateur. While the exact nature of the restaurant operator is not presently known, it is expected that it will be a gourmet or high quality full menu restaurant, with liquor service. It will not be a disco or similar operation and the liquor service will be ancillary to the primary restaurant. A sidewalk cafe, under a canopy, will also be available as part of the restaurant. The first floor retail space will also be offered a sidewalk display area under a canopy.

Each apartment will include a modern kitchen, complete with refrigerator, electric range, exhaust, stainless steel sink with garbage disposal, counters and cabinets and ample storage space. Each apartment will be served by an individual heating and air conditioning unit with individual temperature controls. The building will have a 24-hour security service with video cameras.

Entrance to the parking garage will be from Gardner Street and Malvern Street. Parking will be located in the basement and in the rear of the first floor.

Attached to this Application as Appendix 2 is a site plan for the Project Area. There is also incorporated into the Application floor plans and elevations for the buildings and as Appendix 3 outline specifications showing generally the character and quality of the construction to be used.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing, and arguments and statements made at the hearing.

D. Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of Section 1 of Chapter 121A of the General Laws, providing, as it does, for the acquisition, rehabilitation and construction in a blighted, substandard and decadent area of decent, safe, and sanitary housing and commercial space.

The Project area is blighted, decadent and substandard, as those terms are defined in Section 1 of Chapter 121A, because the building is now obsolete and uneconomic. The building is the dominant structure in the Brighton Avenue and Commonwealth Avenue intersection, and its appearance sets the tone for the section of Commonwealth Avenue which follows. The building was constructed between 1915 and 1929 as a manufacturing building. It has undergone several uses. Most recently, the second, third and fourth floors were devoted to office use, while the first floor is an automobile dealer. The building is not well suited for office use and is almost impossible to rent as office space, even at below market rates, because the floors are too large, and there is a lack of light for the interior space. The large floors are best suited to a single tenant who needs substantial space but, in recent years, manufacturers and other businesses with such space needs have found the Route 128 industrial parks more suitable. Continued use for offices or manufacturing is not practical or economic.

Floors which have not been occupied in recent years have fallen out of repair and need major maintenance. Because of the building's age, windows frequently fall out as a result of rotting molding. From time to time, various windows have been boarded up. The building is not efficient to heat because the heating system is old and the building lacks adequate insulation. The structure is sound but the exterior brick work and much interior plastering is in need of substantial repair. Developmental Resources of Cambridge, the project architects, has conducted an on-site investigation of the building. As further evidence of the deteriorated and substandard condition of the Project Area, the Applicant has submitted the report of Development Resources dated April 15, 1981, and found at Appendix 4 to the Application.

The site would not be developed without the real estate taxes being limited to a percentage of the Project's estimated gross annual income, evidenced by the requirement of the mortgage lender attached to the Application.

Percentage levels as a basis for taxation can only be lawfully agreed to by the City of Boston under General Laws, Chapter 121A and Chapter 6A. These conditions and other factors referred to in the Application and this Report and Decision warrant the carrying out of the Project in accordance with Chapter 121A.

For these reasons it is found that the Project area is a blighted, decadent and substandard area within the meaning of Chapter 121A as amended. It is unlikely that the conditions will be remedied by the ordinary operations of private enterprise.

The Project will provide substantial financial return to the City of Boston. The amounts to be paid in lieu of real estate taxes by the Applicants are set forth in the Application. There shall be paid to the City of Boston a percentage payment in lieu of real estate taxes, in each of the fifteen (15) calendar years after approval of the Project.

E. Cost of the Project. In the opinion of the Authority, the cost of the Project has been realistically estimated in the Application and the Project is practicable.

The Applicant estimates that the Project will cost \$10,600,000 as follows:

Site Acquisition	\$ 1,600,000
Total Construction Costs	\$ 7,000,000
Development Costs (financial, legal, architectural)	<u>\$ 2,000,000</u>
	\$10,600,000

The estimated effective rental and parking income is \$1,834,400 per year as shown on Exhibit "A" to the Application. The estimated annual operating expenses (other than real estate taxes) are \$994,400 per year as shown on the Pro Forma. The net available for real estate taxes or payment in lieu of taxes is \$300,000. Real estate taxes under present assessment practices and tax rates would be far in excess of what would be available. Also, real estate taxes are subject to fluctuation on account of changes in tax rates and assessment practice, thereby exposing the project owner to risks of tax increases of unforeseen amounts. It is therefore not feasible for private enterprise to undertake the Project without an agreement of taxation.

Applicant has applied for construction and permanent financing from conventional financing sources in the amount of approximately \$8,600,000. Equity in the amount of \$2,000,000 will be provided by the Applicant, of which \$1,600,000 will be the land and buildings and \$400,000 will be cash. The partnership intends to admit investor limited partners to the partnership following the initial closing of the Project in return for their making capital contributions to the partnership. The General Partners and the Limited Partners will have sold beneficial interests in the Project. The mortgage financing is now anticipated to be at prevailing construction loan interest rates and the permanent loan for 25-30 years at an interest rate of $13\frac{1}{2}\%$ - 14% per annum.

The following are all the persons, natural or corporate, who, prior to the completion of the Project, have or will have, directly or indirectly, any ownership interest in the Project. Harold Brown and Petros A. Palandjian will be the general partners of this partnership. Messrs. Brown and Palandjian each will own at least 25% of the partnership interests, of which not less than 1% will be as General Partners. The initial limited partners of the Applicant will be Robert Samia, Harold Brown, Melvin Herman, and Monterosa Holding Corporation; however, the Applicant reserves the right to admit additional limited partners. All changes or transfers of ownership interests of the General Partners will be subject to BRA approval. The only additional pre-completion interest in the Project will be held by the Mortgage Lender.

F. Consistency with Master Plan. The Project does not conflict with the Master Plan for the City of Boston as the Project Area comes within a classification in the Master Plan which permits buildings and uses of the kind proposed by the Applicants.

There are no residential tenants in the Project Area. The Project will not involve the destruction or rehabilitation of occupied dwellings or the relocation of families.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City of Boston or to the public safety and convenience and is not inconsistent with the most suitable development of the Project Area, neighborhood or of the City. The Project will, in fact, forward the best interests of the City and will constitute a public use and benefit. The Plans of the structure to be rehabilitated within the Project

Area have been reviewed by the Design Review Staff of the Authority. The Authority finds that this Project will enhance the general appearance of the Area and furnish much needed market housing in the neighborhood.

The Project will have a positive economic impact on the neighborhood surrounding the Project Area and on the City of Boston. During construction of the Project, the Project general contractor will be required, to the best of its ability, to grant preference in hiring to Boston residents.

H. Environmental Considerations. Pursuant to the provisions of Section 61 of Chapter 30 of the General Laws (as inserted by Chapter 781 of the Acts of 1972), the Authority hereby finds and determines that the Project will not result in significant damage to or impairment of the environment and further finds and determines that all practicable and feasible means and measures have been taken, or will be utilized, to avoid or minimize damage to the environment.

As a result of the investigations and report of the Authority's staff and of its own knowledge, the Authority hereby finds that:

1. The Project will not adversely effect any open space or recreation area or any aesthetic values in the surrounding area.
2. The Project will not adversely affect any archaeological or historical site, structure, or feature.
3. The Project will not adversely affect any significant natural or man-made feature or place but is determined to be compatible with the surrounding environment.
4. Being located in an urban area, the Project will not affect any wilderness area or area of significant vegetation and will not adversely affect any rare or endangered fisheries, wildlife or species of plants.
5. The Project will not alter or adversely affect any flood hazard area, inland or coastal wetland, or any other geologically unstable area.
6. The Project will not involve the use, storage, release or disposal of any potentially hazardous substances.
7. The Project will not affect the potential use or extraction of any agricultural, mineral, or energy resources.
8. The Project will not result in any significant increase in consumption of energy or generation of solid waste.
9. The Project will not adversely affect the quantity or quality of any water resources and will not involve any dredging.

10. Except necessarily during the construction phase, the Project will not result in the generation of a significant amount of noise, dust, or other pollutants, and will not adversely affect any sensitive receptors.

11. The Project will not adversely affect any area of important scenic value.

12. The Project will not conflict with any Federal, State, or local land use, transportation, open space, recreation, and environmental plans and policies.

13. The Project will require deviations from the Zoning Code of the City of Boston as further detailed herein, but not in such a manner as will cause damage to the environment.

In order to avoid or minimize any damage to the environment, the Authority hereby requires that the applicant comply with the City of Boston Air Pollution Control Commission's Regulations for the Control of Noise and Regulations for the Control of Atmospheric Pollution during all phases of construction activity. Furthermore, if the rehabilitation involves any abrasive blasting of interior or exterior surfaces, the contractor must submit an application for an Abrasive Blasting Permit to the City of Boston Air Pollution Control Commission prior to initiation of such activity.

In addition, the following energy conservation measures shall be implemented:

- . Increase R value of hot water pipe insulation to R-6 or 7.
- . Insulate hot water tanks.
- . Insure that South-, East-, and West-facing windows, particularly those on the top floor, are adequately shaded from direct solar gain by overhangs, balconies or otherwise.
- . Provide residents with ample information on efficient use of heating/cooling systems.
- . Consider increasing the amount of window area on the South, East and West sides of the building and reducing window area on the North sides of the building.
- . Consider the addition of mini-thermosyphoning air panels or other passive solar energy collection devices to South, East and West windows.
- . Consider removal glazing to enclose terraces in order to create sun spaces.
- . If pool is to be heated, use solar collectors for that purpose.

1. Minimum Standards. The minimum standards for financing, construction, maintenance, and improvement of the Project as set forth in the Application, are hereby adopted and imposed as Rules and Regulations (in addition to those hereinafter adopted and imposed) applicable to this Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Actions of 1960, as amended.

In addition to the minimum standards set forth in the Application, the Authority hereby requires that the Applicants, prior to obtaining a building permit, (1) enter into a Regulatory Agreement with the Authority pursuant to the requirements of General Laws, Chapter 121A, Section 18C and containing such other terms and conditions as the Authority may in its discretion deem necessary and appropriate; (2) submit to the Authority for its review and approval all plans and specifications for the Project as the Authority may require and accept such changes and modifications thereto as the Authority may deem necessary or appropriate, and (3) adhere to such design review controls and requirements as the Authority may in its discretion impose.

As a condition of this approval, the Applicants have committed to make available fifty-eight (58) additional parking spaces for use by the occupants of the Project. This commitment will provide in total one-to-one parking for the Project. The parking spaces will be made available at one or more of the following lots: the corner lot at Malvern and Ashford Street comprising approximately 20,000 square feet and situated directly to the rear of 90 Gardener Street, 27-31 Brighton Avenue comprising approximately 16,200 square feet, and parcel #416 located on Ashford Street containing approximately 24,500 square feet.

Each of the above referenced parcels is situated within 300 yards of the development and is paved and suitable for parking. This commitment will be in effect for the term of the 121A designation, however, in the event that there is a lack of demand for such parking the developer reserves the right, with prior consent of the BRA, to reduce the number of parking spaces so made available.

Further, the Applicant shall submit to the Authority for its approval, prior to execution, any and all leases to the property for which a liquor license will be sought. Secondly, the Applicant shall not intentionally lease any residential unit to undergraduate students, or convert the housing to condominiums or cooperatives for the duration of this approval.

The carrying out of the Project will not require a permit for the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a church.

The Project does not involve the construction of units which constitute a single building under the State Building Code and zoning laws, General Laws, Chapter 138.

The carrying out of the Project will not require a permit for the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a church.

The Project does not involve the construction of units which constitute a single building under the State Building Code and zoning laws, General Laws, Chapter 138.

The Applicant intends to begin work on the Project in June, 1981 and expects that construction will take fifteen (15) months.

J. Zoning and Building Code Deviations. Appendix Item #10 filed with and attached to the Application lists the zoning and building deviations. For the reasons set forth in the Application and the evidence presented at the hearing, the Authority hereby finds that the below zoning deviations are necessary for the carrying out of the total project and are therefore granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances and regulations.

The following are the sections of the Boston Zoning Code ("Code") from which the Applicant is granted permission to deviate.

Lot Area Per Dwelling Unit: Code Sections 13-1, 13-4, 14-2, Table B, Dimensional Requirements.

Required: The B-2 district is governed by Section 13-4. In an R-.8 district, 1,500 square feet of lot area is required for each additional dwelling unit. For 218 units, a total of 330,500 square feet are required.

Proposed: 218 dwelling units on 84,950 square feet. A variance is hereby granted.

Reason: Because there are 70 one-bedroom units and 148 two-bedroom units, on an average there will be slightly more than two occupants per unit. Accordingly, less lot area is needed for each dwelling unit. Further, the project will offer a swimming pool and atrium area for residents which will provide open space.

Floor Area Ratio: Section 13-1, Table B, Dimensional Requirements and Section 15-1.

Required: In a B-2 zone, the maximum floor area ratio is 2.0.

Proposed

FAR: The gross floor area for the building is 358,868 square feet. The area of the site is 84,950 square feet. Therefore, the floor area ratio is 4.22. A variance is hereby granted.

Reason: The mid-rise building is a five-story 218 unit apartment building. A more compact building with a higher FAR provides for better security and greater social amenities (swimming pool, squash and racket ball courts) for tenants. Also, the building, as presently constructed, occupies the entire site and the new plans do not substantially increase the FAR.

Minimum Usable Open Space Per Dwelling Unit: Code Section 13-1, Table B, Dimensional Requirements, and Section 17-1.

Required: The B-2 district is governed by Section 13-4. In an R-.8 zone, the minimum open space is 800 square feet per dwelling unit.

Proposed: The project proposes a total of 18,588 square feet of open space in the atrium, or 85.25 square feet per dwelling unit. A variance is hereby granted.

Reason: There is substantial landscaping inside the atrium as well as the planting of trees on Commonwealth Avenue. Since the lot is bounded by a public street on three sides, there is easy access to other outside open space. There is sufficient open space provided for all occupants.

Front Yard: Code Section 13-1, 18-3, Table B, Dimensional Requirements.

Required: The B-2 district is governed by Section 13-4. In an R-.8 zone, the minimum front yard is 20 feet. Also, Section 18.3 requires visibility across a corner and prohibits a structure within a triangular area 30 feet from the corner.

Proposed: On the average, the building is set back from the front lot line by less than one foot, except for the canopy which will overhang the sidewalk by approximately twenty feet. A variance is hereby granted for the front building line, Section 18.3's corner requirements, and insofar as the canopy is a zoning matter a variance is also granted for the canopy.

Reason: The location of the exterior walls will not be changed. Further, under Section 13-3 a building which does not conform to applicable dimensional requirements may be altered or enlarged provided that such nonconformity is not increased and provided further that any enlargement itself conforms to such dimensional requirements. Here, the nonconformity will be increased only insofar as there is a change of use but the perimeter of the building will not be enlarged, except for the canopy.

Side Yard: Code Sections 13-4, 13-1, 19-6, Table B, Dimensional Requirements.

Required: The B-2 district is governed by Section 13-4. In an R-.8 district the side yard requirement is ten feet. Also, under Section 19-6, as the locus is also a corner lot, the front yard requirement of 20 feet applies to part of the side yard on Malvern Street.

Proposed: The building as presently constructed is within one foot of the east lot line and within two feet of the west lot line. A variance is hereby granted.

Reason: The location of the exterior walls will not be changed. Further, under Section 13-3, a building which does not conform to applicable dimensional requirements may be altered or enlarged provided that such nonconformity is not increased and provided further that any enlargement itself conforms to such dimensional requirements. Here, the nonconformity will be increased only insofar as there is a change of use but the perimeter of the building will not be enlarged on the sides.

Rear Yard: Code Sections 20-1, 20-7, 13-4, 13-1, Table B, Dimensional Requirements.

Required: In an R-.8 district, a 20 foot rear yard depth is required where the rear yard abuts a public street more than 20 feet wide.

Proposed: The building is presently constructed within one foot of the rear lot line. A variance is hereby granted.

Reason: The location of the exterior walls will not be changed. Further, under Section 13-3, a building which does not conform to applicable dimensional requirements may be altered or enlarged provided that such nonconformity is not increased and provided further that any enlargement itself conforms to such dimensional requirements. Here, the nonconformity will be increased only insofar as there is a change of use but the perimeter of the building will not be enlarged in the rear.

Set Back of Parapet: Code Sections 13-1, 13-4, 21-1, Table B, Dimensional Requirements.

Required: In a B-2 district the parapet set back is $\frac{H + L^1}{6}$ for all uses.

H = height of building above the height below which no setback is required. L^1 = length of wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is required.

Proposed: FRONT $\frac{H(60.5 - 25) + L(260.87)}{6}$

$$\frac{296.27}{6} = 49.37$$

Less one-half width of Commonwealth Avenue (150 - 2) or 50 feet, whichever is less: 49.37 - 50 = 0. Therefore, no parapet setback is required on the front.

Gardner Street $\frac{H(71.51 - 25) + L(257.08)}{6}$

$$\frac{46.51 + 257}{6} = 50.58$$

50.58 less 25 (1/2 width of Gardner Street) = 25.58. Thus, the required parapet setback is 25.58 feet and less than 1' is provided. A variance is hereby granted.

Malvern Street $\frac{H(64.01 - 60) + L(341.88)}{6}$

$$\frac{345.89}{6} = 57.64$$

57.64 less 20 (1/2 width of Malvern Street) = 37.64. Thus, the required parapet setback is 37.64 and less than two feet is provided. A variance is hereby granted.

$$\text{East Side } \frac{H(62.51 - 60) + L(302.24)}{6}$$

$$\frac{304.75}{6} = 50.78 \text{ required (no street)}$$

Thus, the required parapet setback is 50.78 feet and less than one foot is provided. A variance is hereby granted.

Reasons: The only change will be the construction of one additional floor. The additional height is necessary to make the project financially feasible. The additional floor will not negatively change the appearance of the building.

Parking: Code Articles 23-1, 23-2, 23-4, 23-7A, and 23-9.

Required: In a B-2 zone with a maximum FAR of 2.0 there must be 0.7 parking spaces for each dwelling unit. The commercial space on the first floor, including the office and retail space (19,030 s.f.), requires one parking space for each 500 square feet of floor area or 39 spaces. The restaurant use on the first floor requires one parking space for each 8 seats or, if there are no seats, one parking space for each 160 square feet of public floor area (less kitchen) for a total of 40 seats, and if a sidewalk cafe is employed an additional 15 spaces would be required. Also, Section 23-9(d) requires all parking spaces to be $8\frac{1}{2}' \times 20'$, exclusive of maneuvering areas and access drives.

Proposed: The building will contain 160 parking spaces. The 218 dwelling units require only 152.6 parking spaces. The variance is hereby granted for any additional spaces required above 160. Also, the compact spaces are $7' \times 16'$ and the standard spaces are $8' \times 16'$. A variance is hereby granted with respect to the size of the parking spaces.

Reason: Under Section 23-7A, as the structure existed as of December 31, 1964 and as no additional gross floor area is being added to the first floor, additional parking should only be required for the new dwelling units above the first floor. The locus is well served by public transportation and is located on two MBTA lines, thereby reducing the need for parking. Also, the size of the parking spaces is adequate and there is ample room for turning.

K. Duration of Period of Tax Exemption. The Applicant does not request an extension to the base term of fifteen (15) calendar years.

L. Decision. For all the reasons set forth in the foregoing report, the Authority hereby approves the undertakings by the Applicant of the Project pursuant to Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, subject to the provisions as set forth above.

MEMORANDUM

JUNE 25, 1981

4086

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: REPORT AND DECISION ON THE CHAPTER 121A APPLICATION OF
THE ATRIUM ON COMMONWEALTH ASSOCIATES

On May 28, 1981, the Authority conducted a public hearing with respect to the above-captioned application. At that meeting, the Board heard a presentation by the applicants.

The project consists of the partial interior demolition, renovation, and rehabilitation of the site located at 1079-1089 Commonwealth Avenue into 218 one and two bedroom apartments, a parking garage, swimming pool, commercial or office space, residential lobby and restaurant. The applicants have satisfied many of the concerns expressed at that hearing concerning parking by agreeing to provide an additional 58 parking spaces on land owned by the developers within 300 yards of the rehabilitation project. This agreement has been incorporated into the Report and Decision. As a result, there will be parking for all of the proposed 218 units, which is more parking than the zoning requirements.

The staff has examined the application and found it contained sufficient evidence in support of the project to permit the Authority to make those findings and determinations necessary to proceed with the approval of the project.

It is, therefore, recommended that pursuant to Chapter 121A of the General Laws, the Authority adopt the Report and Decision approving the project.

An appropriate vote follows:

VOTED: That the document presented at this meeting entitled, "Report and Decision on the Application of The Atrium on Commonwealth Associates for the Authorization and Approval of a Project Under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Organized Pursuant to Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and hereby is approved and adopted.

